



BRAMBLES

ASKING PRICE

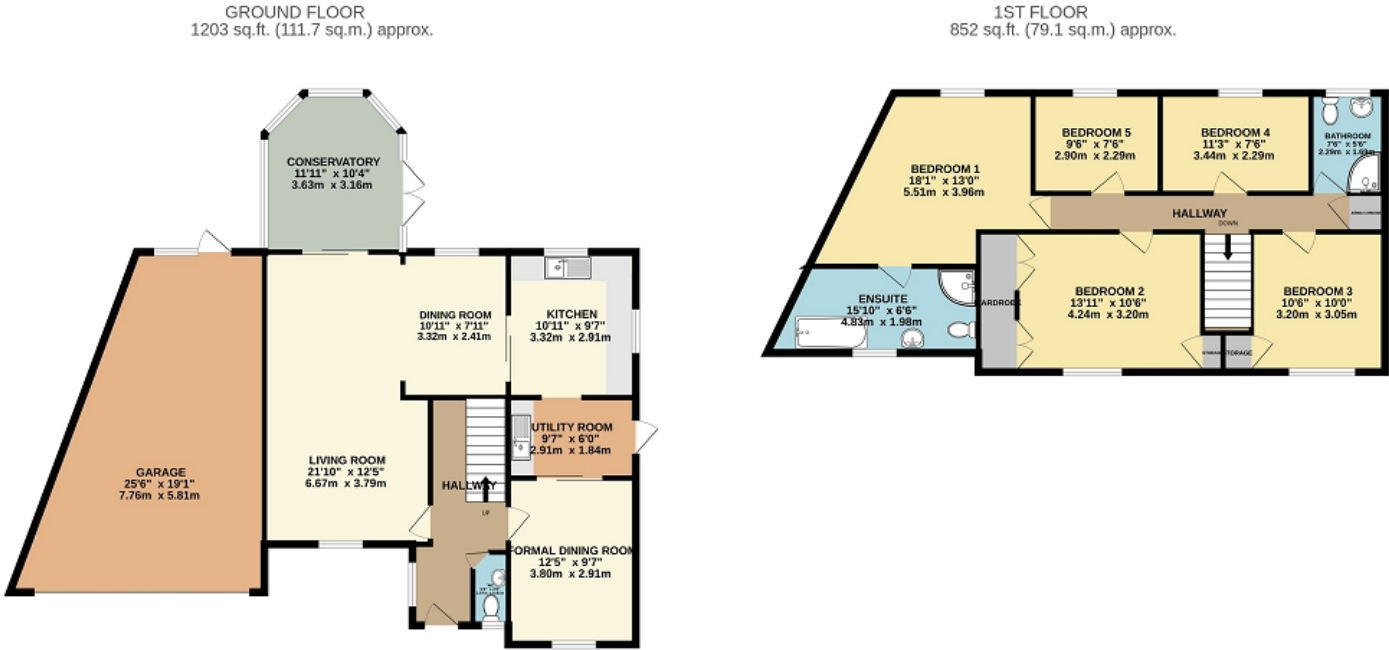
£800,000

Freehold

Fleet End Road, Warsash, SO31 9HJ

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA : 2055 sq.ft. (190.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025



Fleet End Road, Warsash, SO31 9HJ

5 Beds - 2 Baths

Brambles Estate Agents are delighted to market this impressive, five-bedroom detached family home, nestled within a prestigious area close to the local amenities of Warsash.

FEATURES

- Extended, modernised & meticulously maintained family home
- Prestigious, semi-rural location opposite Warsash Common
- Five bedrooms with ensuite to the master
- Four versatile reception rooms
- Utility room and downstairs cloakroom
- Beautifully landscaped front and back gardens
- Double garage and driveway, providing off road parking for several vehicles
- Conveniently located within walking distance to Chilling Beach and the local amenities of Warsash Village



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Bursledon | Warsash | Mayfair



The first time on the market since being built in the early 1970s, Brambles Estate Agents are delighted to showcase this extended, five-bedroom family home in an idyllic semi-rural location opposite Warsash Common. Fleet End Road is a peaceful, prestigious address located in Warsash, an area of outstanding natural beauty. Its a popular location for sailing enthusiasts thanks to its close proximity to the River Hamble. You are just a short walk away from the local amenities of Warsash village, and a gentle stroll leads you from your home to Chilling beach for walks with breaking views of The Solent. The nearby M27 is within easy reach, connecting Warsash to Southampton City Centre within 20 minutes. For families, the area is convenient for both state and private schools including West Hill Park, Boundary Oak, Meoncross, Portsmouth Grammar and King Edward V1. The local primary schools, Hook Warsash CoE are also very well regarded.

This home boasts an impressive frontage with 6ft timber gates opening to reveal the wonderfully landscaped front garden with feature pond, along with the double garage and driveway providing space for several vehicles. Downstairs features a 22ft lounge with dining space, as well as a conservatory overlooking the beautifully manicured back garden. The recently refurbished kitchen is offered with integrated appliances and for added convenience a separate WC and utility room ensure daily essentials can be taken care of whilst keeping he home clutter free. Finally downstairs, a formal dining room offers an ideal space for formal family dinners or entertaining guests. Upstairs, the accommodation continues with a family shower room, refurbished in 2024, plus five bedrooms with an en-suite to the master.

This home has been meticulously maintained and updated by its current owners, and thanks to its idyllic location we don't anticipate this property to be on the market for very long. Please call Brambles Estate Agents today to arrange your viewing.



Frontage

Six foot timber gate open to reveal block paved driveway and West facing front garden. Mainly laid to lawn. Patio area. Hedge rows providing privacy. Pond. Double garage.

Hallway (17' 1" x 7' 2") or (5.20m x 2.19m)

Composite front door with glazing and additional fixed glazed panel to side. Double glazed window to side aspect. Carpet. Skirting boards. Carpeted staircase with wooden hand rail rising to first floor. Radiator. Under stairs storage cupboard. Doorways leading to WC, dining room and living room.

W/C (5' 6" x 2' 8") or (1.67m x 0.81m)

Wooden tongue and groove door. Double glaze window to front. Carpet. Skirting boards. Hand wash basin with chrome mixer tap and vanity unit below. Tiled splash back. Low level WC with cistern.

Living Room (21' 11" x 12' 5") or (6.67m x 3.79m)

Wooden tongue and groove door. Double glazed window to front. Two radiators. Carpet. Skirting boards. Gas fireplace. Archway opening to dining room. Double glazed sliding doors to conservatory.

Dining Room (10' 11" x 7' 11") or (3.32m x 2.41m)

Double glazed window to rear. Radiators. Carpet. Skirting boards. Doorway to kitchen.

Conservatory (11' 11" x 10' 4") or (3.63m x 3.16m)

Dwarf wall conservatory with glazing to all sides. Poly carbonate roof. Integral blinds. French doors leading out to back garden. Tiled floor. Ceiling fan.

Kitchen (10' 11" x 9' 7") or (3.32m x 2.91m)

Wooden tongue and groove, sliding door. Double glazed windows to side and rear. Wooden flooring. Matching wall and base units. Larder cupboard. Ample worksurfaces. Butler style sink with chrome mixer tap. Integrated four point electric hob. Extractor hood. Integrated double electric oven. Chrome ladder heated towel rail. Inset spots. Doorway leading to utility room.

Utility Room (6' 0" x 9' 7") or (1.84m x 2.91m)

Matching wall and base units. Stainless steel sink and drainer with chrome mixer tap. Integrated dishwasher. Space and plumbing for washing machine and fridge freezer. UPVC double glazed door to side access. Doorway to dining room. Inset spots.

Formal Dining Room (12' 6" x 9' 7") or (3.80m x 2.91m)

Double glazed window to front. Carpet. Skirting boards. Radiator. Doorways to utility room and entrance hall.

Garden

Circular area laid to lawn. Patio. Abundance of flower beds. Hedge rows. Gravel pathway leading to seating area. Paved side access to front. Outdoor tap. Pergola with



Landing (10' 6" x 22' 5") or (3.19m x 6.82m)

Carpet. Skirting boards. Doorways leading off to all rooms on first floor. Airing cupboard housing the water tank. Access to loft with pull down ladder lighting and 270mm insulation.

Bedroom One (13' 0" x 18' 1") or (3.96m x 5.51m)

Wooden tongue and groove door. Double glazed window to front. Carpet. Skirting boards. Radiator. Doorway to en-suite.

En-Suite (6' 6" x 15' 10") or (1.98m x 4.83m)

Wooden tongue and groove door. Double glazed, opaque window to front. Carpet. Fully tiled walls. Inset spots. Chrome ladder heated towel rail. Panel bath with chrome mixer tap and shower attachment. Corner shower cubicle with glass sliding door and chrome shower. Low level WC with cistern. Eaves storage cupboard. Radiator.

Bedroom Two (10' 6" x 13' 11") or (3.20m x 4.24m)

Wooden tongue and groove door with chrome fittings. Double glazed window to front. Carpet. Skirting boards. Full range of fitted wardrobe, drawers and dressing table.

Bedroom Three (10' 6" x 10' 0") or (3.20m x 3.05m)

Wooden tongue and groove door. Double glazed window to front. Carpet. Skirting boards. Radiator. Built in wardrobe.

Bedroom Four (7' 6" x 11' 3") or (2.29m x 3.44m)

Wooden tongue and groove door. Double glazed window to rear. Carpet. Skirting boards. Radiator.

Bedroom Five (7' 6" x 9' 6") or (2.29m x 2.90m)

Wooden tongue and groove door with chrome fittings. Double glazed window to rear. Carpet. Radiator. Skirting boards.

Bathroom (7' 6" x 5' 7") or (2.29m x 1.69m)

Wooden tongue and groove door. Double glazed, opaque window to rear. Flooring laid to vinyl tiles. Tiled walls. Low level WC with concealed cistern. Wash basin with chrome mixer tap and vanity unit below. Shower cubicle with glass sliding doors and chrome shower. Chrome ladder heated towel rail.

Garage

Double garage with capacity for three cars. Electric rolling door. Window and door Outdoor tap.



to back garden. Power and lighting. Work surface. Sink. Base units. Insulated ceiling.

Other

Fareham Borough Council Tax Band F £3126.58 2024/25 charges. Vendors position: Need to find



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